



**GASCOIGNE  
HALMAN**

CHERRY LANE, LYMM

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THE AREAS LEADING ESTATE AGENT



## CHERRY LANE, LYMM

### Offers Over £400,000

Occupying a generous and private gated, corner plot on the edge of the village and adjacent to open countryside a characterful, period cottage of a good size ripe for general modernisation and perhaps re-development. NO CHAIN.

FOR SALE BY MODERN METHOD OF AUCTION.

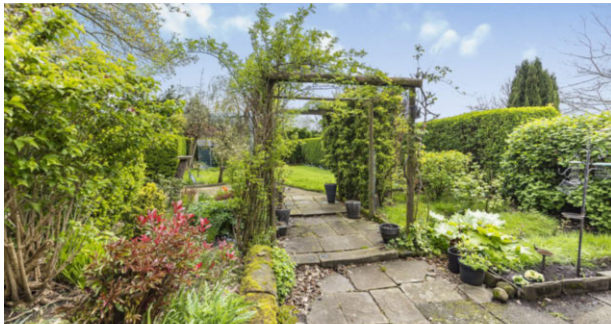
Attractive cottage understood to have been constructed in the 1700's

Generous and private gated corner plot of just under 0.25 acres

Almost surrounded by open countryside yet just under a mile to the village and Lymm Dam

Requires general modernisation with huge potential to extend/re-develop, subject to PP





Understood to have been constructed during the 1700's this attractive, white rendered, double fronted cottage occupies a prime location on the corner of one of Lymm's finest roads, The Avenue. Almost surrounded by open countryside the location has a semi-rural feel yet just about a mile away from the village centre and even less to Lymm Dam.

The gated corner plot is a most generous size believed to be just under 0.25 acres and very private largely laid to flat lawns to three sides with mature hedging and established planting. A long stone driveway provides plenty of off road parking and there is ample space for the erection of a garage, subject to planning permission.

The accommodation is arranged over two floors and extends to about 1560 sq ft. Having been occupied by the same family for over fifty years the property now requires a straight forward scheme of general modernisation but also lends itself to extension or re-development, subject to planning permission.

#### **AGENTS NOTE**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the 'Reservation Period'). Interested parties personal data will be shared with the Auctioneer (amsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

#### **DIRECTIONS**

SAT NAV WA13 0SY

#### **LOCATION**

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

#### **TENURE**

Understood to be Freehold

#### **AGENTS NOTE**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

#### **GRANT OF PROBATE**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

#### **LOCAL AUTHORITY**

Warrington Borough Council Tax Band:- F

#### **ENERGY PERFORMANCE RATING**

EPC RATING:- F

#### **VIEWING**

Viewing strictly by appointment through the Agents.

Approximate Gross Internal Floor Area = 144.9 sq m / 1560 sq ft

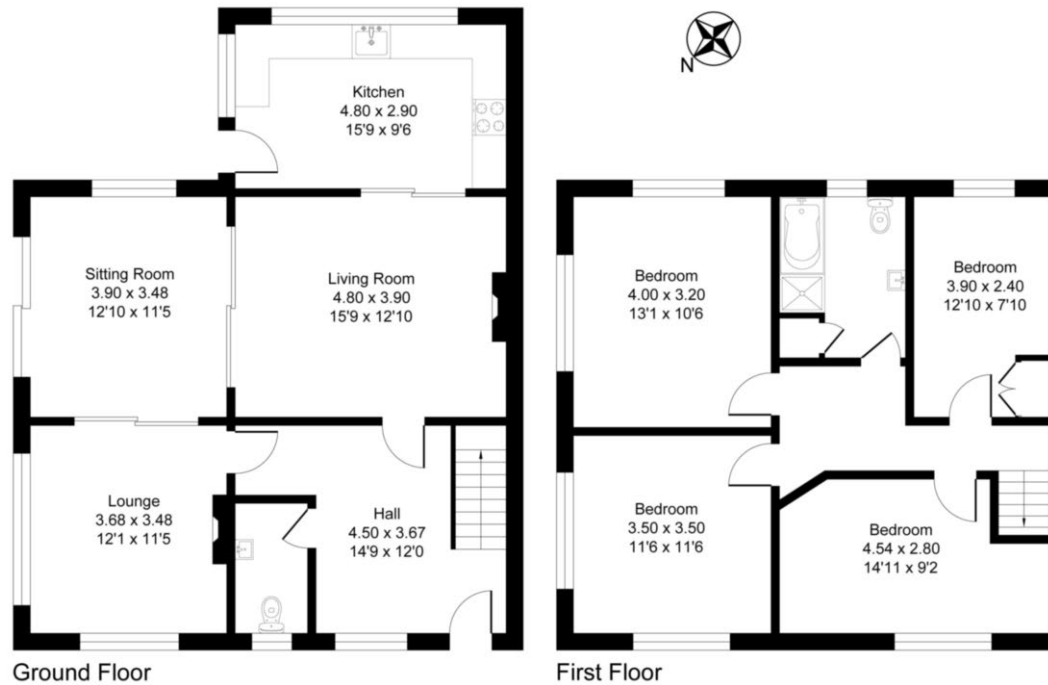


Illustration for identification purposes only, measurements are approximate, not to scale.

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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